

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

DLR Group

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Riverside, California 92507
Jesse Miller



Sierra Madre Middle
160 North Cañon Avenue
Sierra Madre, California 91024

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Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	School campus
Number of Buildings	6
Main Address	160 North Cañon Avenue, Sierra Madre, California 91024
Site Developed	2015
Site Area	14.7 acres (estimated)
Parking Spaces	5 total spaces all in open lots; 105 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	May 23, 2022
Management Point of Contact	Kevin Fleming / DLR Group 951.682.0470 kffleming@dlrgroup.com
On-site Point of Contact (POC)	Don Cristobal
Assessment and Report Prepared By	Jarod Perkins
Reviewed By	Jason Mayes, Technical Report Reviewer for Anselmo Martinez Program Manager anselmo.martinez@bureauveritas.com 800.733.0660 x7298031
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The original Sierra Madre Middle School campus was demolished around 2010. The campus was rebuilt with six new buildings in 2015. Each building has a unique modern design.

Architectural

These buildings consist of steel construction with concrete footings. The library, gym, and auditorium are decorated with glazed curtain wall. Buildings E and F has a clerestory style roof structure with aluminum upper windows to utilize natural light on the upper floors. The interior and exterior finishes are relatively new, but some painted finishes are nearing lifecycle renewal.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The campus HVAC system is served by a central system that consists of a large, air-cooled chiller and two HVAC boilers. The HVAC system is supplemented in multiple locations with a split system. The campus contains two passenger elevators and one wheelchair lift. Currently, only the first elevator is in operation. Staff stated the second elevator has been out of service since the beginning of the school year. The wheelchair lift in the library was found out of service at time of visit.

Site

The west and south side of the campus is decorated with southwestern landscape design with drought resistant plantings. The open grass area at the center of the campus is mostly exposed dirt. The green patch in front of building D has inadequate drainage. Signs of rill erosion was found at this location. The adjacent sidewalk is covered in dirt from the wash off. Recommend evaluating drainage and adding sod at this location. Landscaping seems to be neglected in the center and east side of the campus with overgrown grass or bare spots.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

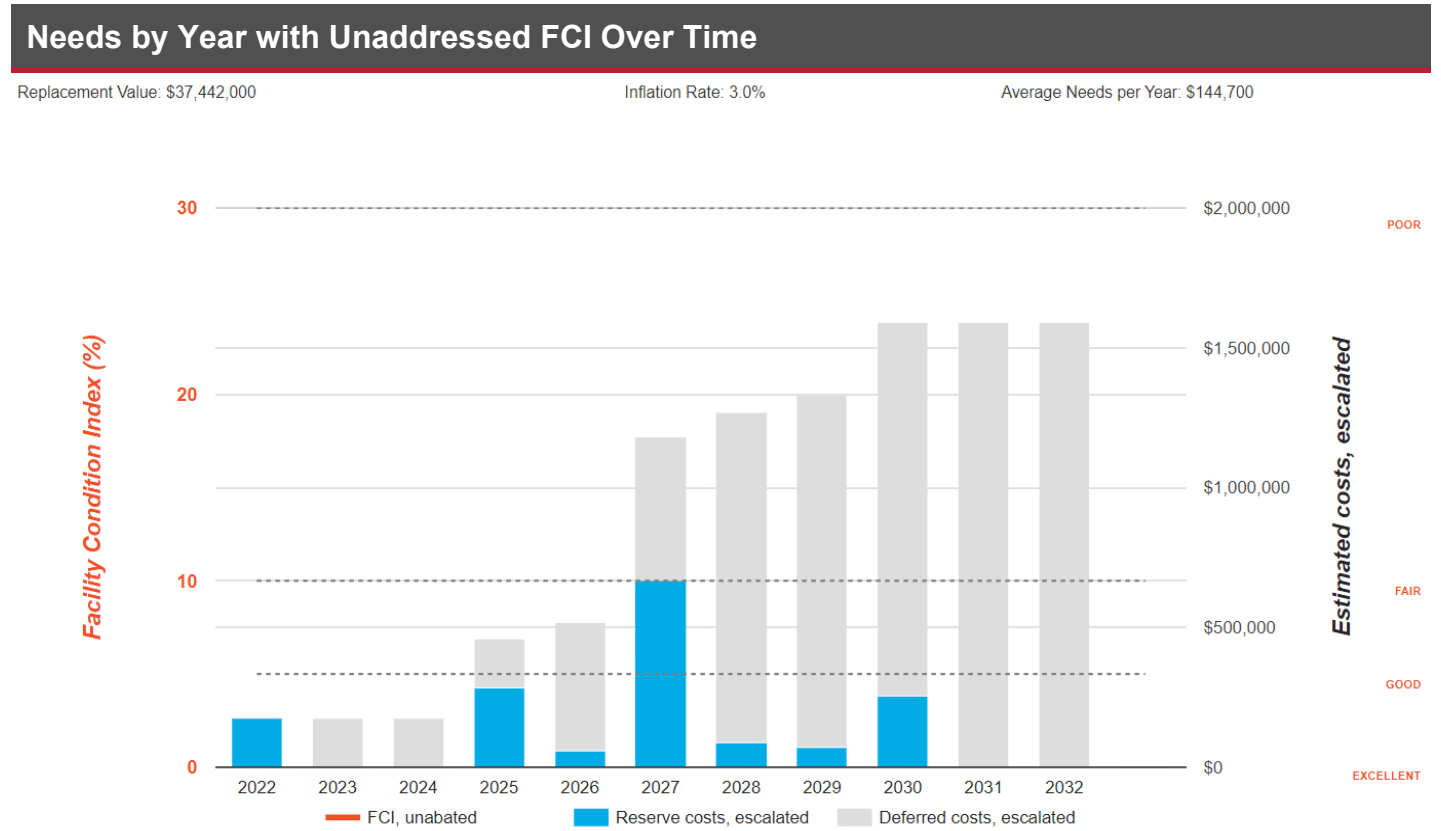
FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

FCI Analysis Sierra Madre Middle(2015)			
<i>Replacement Value</i>		<i>Total SF</i>	<i>Cost/SF</i>
\$ 37,441,800		77,680	\$ 482
Est Reserve Cost			FCI
Current	\$ 172,200		0.5 %
3-Year	\$ 423,000		1.1 %
5-Year	\$ 1,141,700		3.0 %
10-Year	\$ 1,495,100		4.0 %

Campus Level FCI:

The vertical bars below represent the year-by-year needs identified for the entire campus. The orange line in the graph below forecasts what would happen to the campus FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.



Similar graphs for the FCI and needs of each individual building over time are included in the separate report sections that follow.



Immediate Needs

Facility/Building	Total Items	Total Cost
F	1	\$152,300
Sierra Madre Middle	2	\$19,900
Site	1	\$1,300
Total	4	\$173,500

F

<u>ID</u>	<u>Location</u>	<u>Location</u> <u>Description</u>	<u>UF</u> <u>Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
3890793	Sierra Madre Middle / F	Site	D1010	Passenger Elevator, Overhead Traction, 2- 5 Floors, Renovate	Failed	Performance/Integrity	\$152,300
Total (1 items)							\$152,300

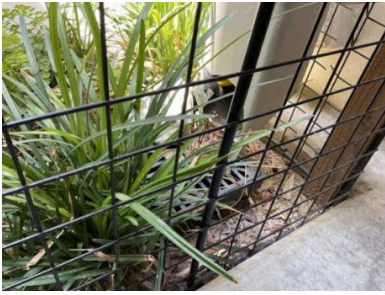
Sierra Madre Middle

<u>ID</u>	<u>Location</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
3890907	Sierra Madre Middle	Library	D1010	Vertical Lift, Wheelchair, 5' Rise, Renovate	Failed	Performance/Integrity	\$18,500
3890929	Sierra Madre Middle	Site	D5030	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	Failed	Safety	\$1,400
Total (2 items)							\$19,900

Site

<u>ID</u>	<u>Location</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
3890835	Sierra Madre Middle / Site	Site	G2080	Landscaping, Sod at Eroded Areas, Repair	Poor	Performance/Integrity	\$1,300
Total (1 items)							\$1,300

Key Findings



Electrical System in Failed condition.

Wiring & Switches, Average or Low
Density/Complexity
Sierra Madre Middle Site

Uniformat Code: D5030
Recommendation: **Replace in 2022**

Fountain is not hardwired. An extension cord is traveling through a rain gutter to a roof outlet. Potential fire hazard. Recommend running new electrical to fountain in compliance with code. - AssetCALC ID: 3890929



Passenger Elevator in Failed condition.

Overhead Traction, 2-5 Floors
F Sierra Madre Middle Site

Uniformat Code: D1010
Recommendation: **Renovate in 2022**

Staff stated elevator has not been in operation since the beginning of the school year. - AssetCALC ID: 3890793



Vertical Lift in Failed condition.

Wheelchair, 5' Rise
Sierra Madre Middle Library

Uniformat Code: D1010
Recommendation: **Renovate in 2022**

Lift was found locked out tagged out. Currently not in operation. - AssetCALC ID: 3890907



Sports Apparatus in Poor condition.

Player/Dugout Benches, 12' Length
Site Sierra Madre Middle Site

Uniformat Code: G2050
Recommendation: **Replace in 2023**

Backrest is bent. - AssetCALC ID: 3890773



Landscaping in Poor condition.

Sod at Eroded Areas
Site Sierra Madre Middle Site

Uniformat Code: G2080
Recommendation: **Repair in 2022**

Rill erosion with dirt washing onto walkway was found in the center campus area. Recommend adding sod and evaluate drainage. - AssetCALC ID: 3890835



Suspended Ceilings in Poor condition.

Acoustical Tile (ACT)
C Sierra Madre Middle Hallway

Uniformat Code: C1070
Recommendation: **Replace in 2023**

Water stains and missing ceiling tile below non-insulated ducting. Possible condition dripping from ducting. Recommend insulating ducting and replace ceiling tiles. - AssetCALC ID: 3890967



Suspended Ceilings in Poor condition.

Acoustical Tile (ACT)
F Sierra Madre Middle F123

Uniformat Code: C1070
Recommendation: **Replace in 2023**

Water stains and falling ceiling tiles. - AssetCALC ID: 3890863

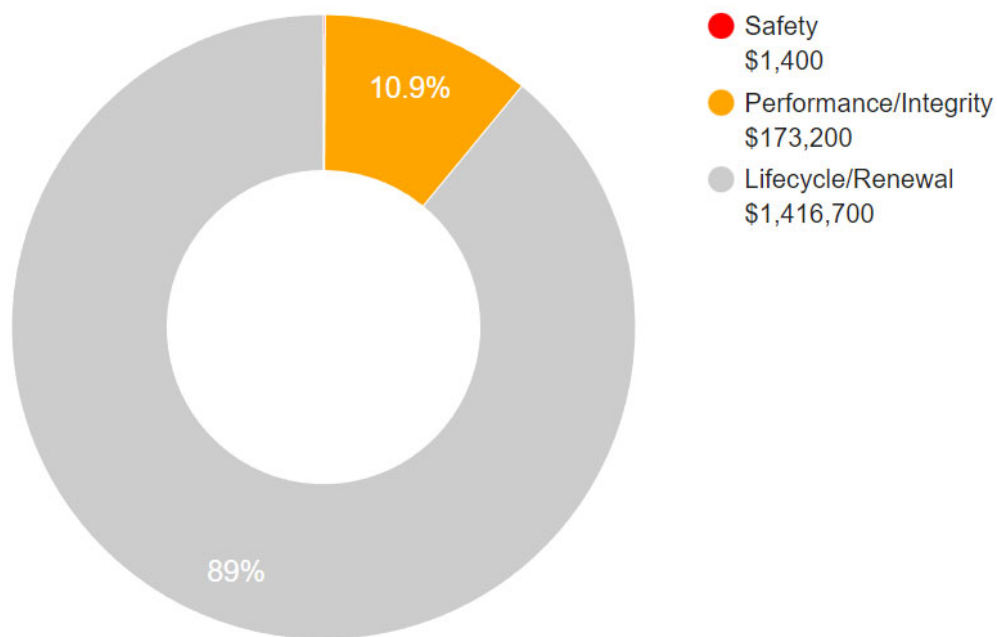
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the “best” fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$1,591,300

2. Building A



Building A: Systems Summary

Address	160 North Cañon Avenue; Sierra Madre, California 91024	
Constructed/Renovated	2015	
Building Size	5,460 SF	
Number of Stories	2 above grade with 0 below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings	Fair
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: Shake metal siding Windows: Aluminum	Fair
Roof	Primary: Flat with built-up finish	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Carpet, VCT, and ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: 1 hydraulic car serving all 3 floors	Fair
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, and air handlers feeding VAV Supplemental components: Split-system heat pumps	Fair

Building A: Systems Summary		
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring. Fed from E building with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

Building A: Systems Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$19,616	-	\$26,363	\$45,979
Roofing	-	-	-	-	\$137,460	\$137,460
Interiors	-	-	\$40,458	\$18,812	\$91,401	\$150,671
Conveying	-	-	-	\$12,404	\$7,988	\$20,392
Plumbing	-	-	-	-	\$2,356	\$2,356
HVAC	-	-	-	\$4,685	\$119,224	\$123,909
Fire Protection	-	-	-	-	\$15,168	\$15,168
Electrical	-	-	-	-	\$81,523	\$81,523
Fire Alarm & Electronic Systems	-	-	-	\$20,673	\$13,084	\$33,757
Equipment & Furnishings	-	-	-	-	\$33,553	\$33,553
Site Development	-	-	-	-	\$4,793	\$4,793
TOTALS (3% inflation)	-	-	\$60,100	\$56,600	\$533,000	\$649,700

3. Building B



Building B: Systems Summary

Address	160 North Cañon Avenue, Sierra Madre, California 91024	
Constructed/Renovated	2015	
Building Size	5,450 SF	
Number of Stories	2 above grade with 0 below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings	Fair
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: Shake metal siding Windows: Aluminum	Fair
Roof	Primary: Skillion construction with metal finish Secondary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT, fiberglass paneling	Fair
Elevators	None	--
Plumbing	None	--

Building B: Systems Summary

HVAC	Central System: Boilers, chillers, and air handlers feeding VAV Supplemental components: Split-system heat pumps	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Fed from E building with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

Building B: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$23,649	-	\$31,782	\$55,431
Roofing	-	-	-	-	-	-
Interiors	-	-	\$66,766	-	\$236,979	\$303,745
HVAC	-	-	-	-	\$35,066	\$35,066
Fire Protection	-	-	\$1,512	-	\$18,035	\$19,547
Electrical	-	-	-	-	\$73,624	\$73,624
Fire Alarm & Electronic Systems	-	-	-	-	\$13,804	\$13,804
TOTALS (3% inflation)	-	-	\$92,000	-	\$409,300	\$501,300

4. Building C



Building C: Systems Summary

Address	160 North Cañon Avenue, Sierra Madre, California 91024	
Constructed/Renovated	2015	
Building Size	12,760 SF	
Number of Stories	1 above grade with 0 below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings	Fair
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: Shake metal siding Windows: Aluminum	Fair
Roof	Primary: Skillion construction with metal finish Secondary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT, fiberglass paneling	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building C: Systems Summary

HVAC	Central System: Boilers, chillers, and air handlers feeding VAV Supplemental components: Split-system heat pumps	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Fed from E building with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

Building C: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$19,297	-	\$27,849	\$47,146
Roofing	-	-	-	-	\$160,396	\$160,396
Interiors	-	\$391	-	\$123,939	\$303,276	\$427,606
Plumbing	-	-	-	-	\$30,646	\$30,646
HVAC	-	-	-	-	\$145,108	\$145,108
Fire Protection	-	-	-	-	\$35,451	\$35,451
Electrical	-	-	-	-	\$163,099	\$163,099
Fire Alarm & Electronic Systems	-	-	-	-	\$30,580	\$30,580
Equipment & Furnishings	-	-	-	\$57,422	\$30,566	\$87,988
TOTALS (3% inflation)	-	\$400	\$19,300	\$181,400	\$927,000	\$1,128,100

5. Building D



Building D: Systems Summary

Address	160 North Cañon Ave, Sierra Madre, California 91024	
Constructed/Renovated	2015	
Building Size	10,890 SF	
Number of Stories	1 above grade with 0 below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings	Fair
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: Shake metal siding Windows: Aluminum	Fair
Roof	Primary: Sawtooth construction with metal finish Secondary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Epoxy, VCT, ceramic tile Ceilings: Painted gypsum board and fiberglass paneling	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building D: Systems Summary

HVAC	Central System: Boilers, chillers, and air handlers feeding VAV Supplemental components: Split-system heat pumps	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Fed from E building with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

Building D: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$33,525	-	\$45,056	\$78,581
Roofing	-	-	-	-	\$68,458	\$68,458
Interiors	-	-	\$181,097	\$10,625	\$539,259	\$730,981
Plumbing	-	-	-	-	\$25,749	\$25,749
HVAC	-	-	-	-	\$74,448	\$74,448
Fire Protection	-	-	\$1,426	-	\$32,171	\$33,597
Electrical	-	-	-	-	\$139,196	\$139,196
Fire Alarm & Electronic Systems	-	-	-	-	\$26,098	\$26,098
Site Development	-	-	-	-	\$70,384	\$70,384
TOTALS (3% inflation)	-	-	\$216,100	\$10,700	\$1,020,900	\$1,247,700

6. Building E



Building E: Systems Summary

Address	160 North Cañon Ave, Sierra Madre, California 91024	
Constructed/Renovated	2015	
Building Size	22,720 SF	
Number of Stories	2 above grade with 0 below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings	Fair
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: Shake metal siding Windows: Aluminum	Fair
Roof	Primary: Skillion construction with metal finish Secondary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT, fiberglass paneling	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building E: Systems Summary		
HVAC	Central System: Boilers, chillers, and air handlers feeding VAV Supplemental components: Split-system heat pumps	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

Building E: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$84,191	-	\$113,145	\$197,336
Roofing	-	-	-	-	\$78,053	\$78,053
Interiors	-	-	\$270,022	-	\$743,817	\$1,013,839
Conveying	\$152,320	-	-	\$12,404	\$7,988	\$172,712
Plumbing	-	-	-	-	-	-
HVAC	-	-	-	-	\$96,316	\$96,316
Fire Protection	-	-	\$6,053	-	\$71,259	\$77,312
Electrical	-	-	-	-	\$295,264	\$295,264
Fire Alarm & Electronic Systems	-	-	-	-	\$54,451	\$54,451
Equipment & Furnishings	-	-	-	-	\$8,143	\$8,143
TOTALS (3% inflation)	\$152,400	-	\$360,300	\$12,500	\$1,468,500	\$1,993,700

7. Building F



Building F: Systems Summary

Address	160 North Cañon Avenue, Sierra Madre, California 91024	
Constructed/Renovated	2015	
Building Size	20,400 SF	
Number of Stories	2 above grade with 0 below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings	Fair
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: Shake metal siding Windows: Aluminum	Fair
Roof	Primary: Skillion construction with metal finish Secondary: Flat Construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT, fiberglass paneling	Fair
Elevators	Passenger: 1 hydraulic cars serving all 2 floors	Failed
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building F: Systems Summary		
HVAC	Central System: Boilers, chillers, and air handlers feeding VAV Supplemental components: Split-system heat pumps	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Fed from E building with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

Building F: Systems Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$65,271	-	\$87,719	\$152,990
Roofing	-	-	-	-	\$134,842	\$134,842
Interiors	-	\$156	\$148,486	\$70,290	\$557,459	\$776,391
Conveying	\$152,320	-	-	\$12,404	\$7,988	\$172,712
Plumbing	-	-	-	-	-	-
HVAC	-	-	-	\$4,685	-	\$4,685
Fire Protection	-	-	\$4,539	-	\$62,778	\$67,317
Electrical	-	-	-	-	\$269,253	\$269,253
Equipment & Furnishings	-	-	-	\$11,025	\$134,212	\$145,237
TOTALS (3% inflation)	\$152,400	\$200	\$218,300	\$98,500	\$1,254,300	\$1,723,700

8. Site Summary



Site Information		
System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Good
Site Development	Building-mounted signage; wrought iron and CMU wall fencing; CMU wall dumpster enclosures Playgrounds and sports fields and courts with bleachers, dugouts, fencing, and site lights Heavily furnished with picnic tables, trash receptacles Indoor ponds	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED	Fair
Ancillary Structures	Solar panel shade structures	Good
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	Severe alligator cracking and potholes, significant sidewalk trip hazards, inadequate lot drainage, lack of property signage, widespread irrigation leaks, bulging retaining walls, inadequate site lighting.	

Site: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Site Pavement	-	-	\$34,089	\$39,519	\$512,009	\$585,617
Site Development	\$1,302	\$503	\$5,045	\$15,641	\$301,210	\$323,701
Site Utilities	-	-	-	-	\$225,609	\$225,609
TOTALS (3% inflation)	\$1,400	\$600	\$39,200	\$55,200	\$1,038,900	\$1,135,300

9. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roofs.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

10. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the checklists that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are not included in the dataset
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

The campus was originally constructed in 2015. The campus has not since been substantially renovated.

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

No costs or detailed follow-up study are currently recommended since this facility is not accessible to the general public, and all workers presently employed at the facility are required to possess a degree of physical ability that makes full compliance infeasible and currently unnecessary. Accessibility accommodations will reportedly be made when and if specific needs arise. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

11. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

12. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall & Swift*, Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

13. Certification

DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Sierra Madre Middle, 160 North Cañon Avenue, Sierra Madre, California 91024, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

Prepared by: Jarod Perkins,
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Reviewed by:



Jason Mayes,
Technical Report Reviewer for
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Program Manager
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14. Appendices

- APPENDIX A: Photographic Record
- Appendix B: Site Plan
- Appendix C: Pre-Survey Questionnaire
- Appendix D: Accessibility Review and Photos
- Appendix E: Component Condition Report
- Appendix F: Replacement Reserves
- Appendix G: Equipment Inventory List

Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



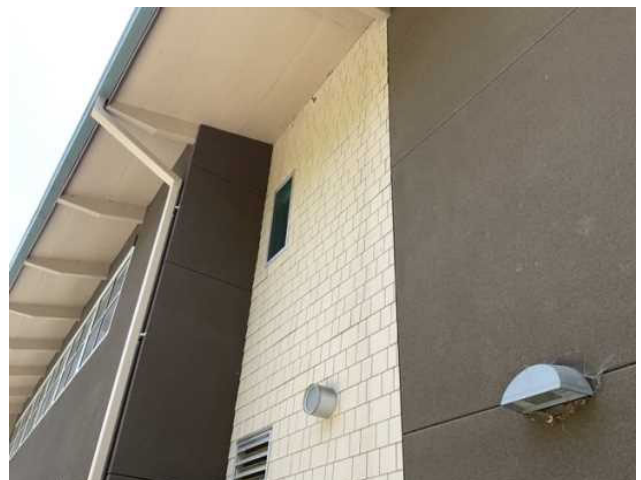
3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - STRUCTURE OVERVIEW



6 - FACADE OVERVIEW

Photographic Overview



7 - BUILT-UP ROOF



8 - METAL ROOF



9 - FRONT OFFICE



10 - CLASSROOM



11 - MUSIC ROOM



12 - KITCHEN

Photographic Overview



13 - AUDITORIUM



14 - LIBRARY



15 - NURSE OFFICE



16 - GYM



17 - LOCKER ROOM



18 - RESTROOM

Photographic Overview



19 - PASSENGER ELEVATOR



20 - DOMESTIC PIPING



21 - WATER HEATER



22 - HVAC CHILLER



23 - HVAC BOILER



24 - MAIN ELECTRICAL EQUIPMENT

Photographic Overview



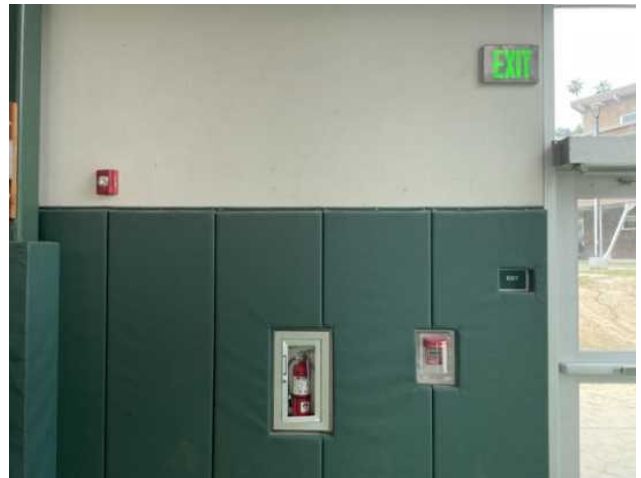
25 - INTERIOR LIGHTING SYSTEM



26 - FIRE SUPPRESSION SYSTEM



27 - FIRE ALARM PANEL



28 - FIRE ALARM COMPONENTS



29 - PARKING LOT



30 - SOLAR PANELS

Photographic Overview



31 - PLANTER



32 – WATER FEATURE



33 - POLE LIGHT



34 - BASEBALL FIELD



35 - BASKETBALL COURTS



36 - LANDSCAPING

Appendix B:

Site Plan

Aerial Site Plan



**BUREAU
VERITAS**

Project Number

154554.22R000-016.354

Source

Google

Project Name

Sierra Madre Middle

On-Site Date

May 23, 2022



Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Sierra Madre Middle
Name of person completing form:	Unknown
Title / Association w/ property:	Unknown
Length of time associated w/ property:	Unknown
Date Completed:	5/23/2022
Phone Number:	Unknown
Method of Completion:	INCOMPLETE - client/POC unwilling or unable to complete

The Pre-Survey Questionnaire was not filled out either prior to or during the assessment.



Signature of Assessor

Signature of POC

Appendix D: Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Sierra Madre Middle

BV Project Number: 154554.22R000 - 016.354

Abbreviated Accessibility Checklist				
Facility History & Interview				
Question	Yes	No	Unk	Comments

Abbreviated Accessibility Checklist

Parking



Overview of accessible parking area



Close-up of stall

Question		Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	✗			
2	Does the required number of van-accessible designated spaces appear to be provided ?	✗			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	✗			
4	Does parking signage include the International Symbol of Accessibility ?	✗			
5	Does each accessible space have an adjacent access aisle ?	✗			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	✗			

Abbreviated Accessibility Checklist

Exterior Accessible Route



Accessible ramp



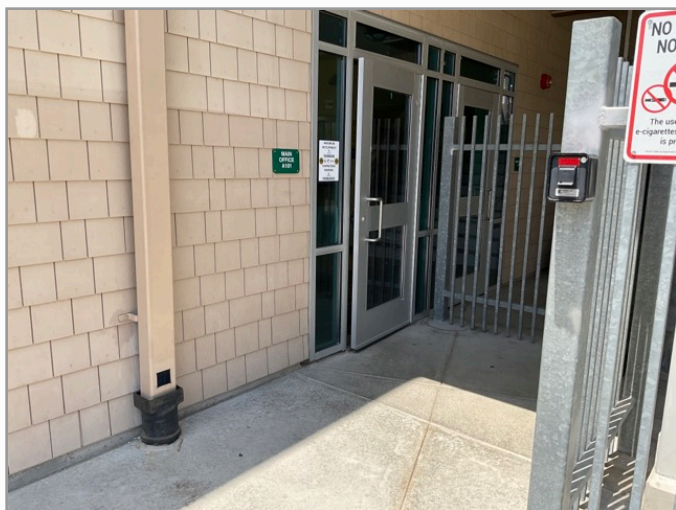
Curb cut

Question		Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	✗			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	✗			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	✗			
4	Do curb ramps appear to have compliant slopes for all components ?	✗			
5	Do ramp runs on an accessible route appear to have compliant slopes ?	✗			
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?	✗			

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	X			
8	Do ramps on an accessible route appear to have compliant handrails ?	X			

Abbreviated Accessibility Checklist

Building Entrances



Main/accessible entrance



Door hardware

Question		Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	✗			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?	✗			
3	Is signage provided indicating the location of alternate accessible entrances ?	✗			
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	✗			
5	Do doors at accessible entrances appear to have compliant hardware ?	✗			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	✗			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	✗			
8	Do thresholds at accessible entrances appear to have a compliant height ?	✗			

Abbreviated Accessibility Checklist

Interior Accessible Route



Accessible interior path



self-service area

Question		Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	✗			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	✗			
3	Do ramps on accessible routes appear to have compliant slopes ?	✗			
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?	✗			
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?	✗			
6	Do ramps on accessible routes appear to have compliant handrails ?	✗			

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?	✕			
8	Do public transaction areas have an accessible, lowered service counter section ?	✕			
9	Do public telephones appear mounted with an accessible height and location ?			✕	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?			✕	
11	Do doors at interior accessible routes appear to have compliant hardware ?	✕			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	✕			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	✕			

Abbreviated Accessibility Checklist

Elevators



Lobby looking at cabs



In-cab controls

	Question	Yes	No	NA	Comments
1	Are hallway call buttons configured with the "UP" button above the "DOWN" button?	✗			
2	Is accessible floor identification signage present on the hoistway sidewalls on each level ?	✗			
3	Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances?	✗			
4	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ?	✗			
5	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?	✗			
6	Do elevator car control buttons appear to be mounted at a compliant height ?	✗			

7	Are tactile and Braille characters mounted to the left of each elevator car control button ?	✕			
8	Are audible and visual floor position indicators provided in the elevator car?	✕			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	✕			

Abbreviated Accessibility Checklist

Public Restrooms



Toilet stall overview



Sink, faucet handles

Question		Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	✗			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	✗			
3	Does the lavatory faucet have compliant handles ?	✗			
4	Is the plumbing piping under lavatories configured to protect against contact ?	✗			
5	Are grab bars provided at compliant locations around the toilet ?	✗			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	✗			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	X			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	X			
9	Do accessories and mirrors appear to be mounted at a compliant height ?	X			

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes

NA

NA

Question		Yes	No	NA	Comments
1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?			×	
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?			×	
3	Is there an accessible countertop/preparation space of proper width and height ?			×	
4	Is there an accessible sink space of proper width and height ?			×	
5	Does the sink faucet have compliant handles ?			×	
6	Is the plumbing piping under the sink configured to protect against contact ?			×	

7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?			X	
---	---	--	--	---	--

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



Accessible route to playground



Overview of playground

Question		Yes	No	NA	Comments
1	Is there an accessible route to the play area / s?	✗			
2	Has the play area been reviewed for accessibility ?			✗	
3	Are publicly accessible swimming pools equipped with an entrance lift ?			✗	

Appendix E:

Component Condition Report

Component Condition Report | Sierra Madre Middle

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, Concrete Block (CMU)	2,800 SF	42	3890814
Interiors						
C1070	Auditorium	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,000 SF	18	3890766
Conveying						
D1010	Library	Failed	Vertical Lift, Wheelchair, 5' Rise, Renovate [B102]	1	0	3890907
D1010	Auditorium	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate [No tag/plate found]	1	18	3890779
Plumbing						
D2010	Site	Fair	Drinking Fountain, Exterior/Site, Metal Pedestal	1	8	3890790
D2010	Site	Fair	Drinking Fountain, Exterior/Site, Metal Pedestal	1	8	3890891
D2010	Site	Good	Backflow Preventer, Domestic Water [No tag/plate found]	1	23	3890916
HVAC						
D3020	Site	Good	Boiler Supplemental Components, Expansion Tank [BT1]	1	32	3890842
D3020	Site	Good	Boiler Supplemental Components, Expansion Tank [ET2]	1	32	3890861
D3020	Site	Good	Boiler, Gas, HVAC [B1]	1	22	3890897
D3020	Site	Good	Boiler, Gas, HVAC [B2]	1	22	3890847
D3030	Site	Good	Chiller, Air-Cooled [CH1]	1	17	3890956
D3050	Site	Good	Pump, Distribution, HVAC Chilled or Condenser Water [CHEP-2]	1	17	3890887
D3050	Site	Good	Pump, Distribution, HVAC Heating Water [HHWP-2]	1	17	3890882
D3050	Site	Good	Pump, Distribution, HVAC Chilled or Condenser Water [HHWP-1]	1	17	3890800
D3050	Site	Good	Pump, Distribution, HVAC Chilled or Condenser Water [CHWP-1]	1	17	3890952
Fire Protection						
D4030	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	8	5	3890791
Electrical						
D5010	Site	Good	Solar Power, Carport, Solar Cover at Grade	4	13	3890782
D5030	Site	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [No tag/plate found]	1	12	3890778
D5030	Site	Failed	Electrical System, Wiring & Switches, Average or Low Density/Complexity	500 SF	0	3890929
D5030	Site	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [No tag/plate found]	1	12	3890906
D5030	Site	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [No tag/plate found]	1	12	3890797
D5030	Site	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [No tag/plate found]	1	12	3890974
D5040	Site	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	34	13	3890801
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	8	3890828

Component Condition Report | Sierra Madre Middle / A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	5,500 SF	3	3890830
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	4	33	3890993

Component Condition Report | Sierra Madre Middle / A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3010	Roof	Good	Roofing, Built-Up	5,460 SF	17	3890837
Interiors						
C1010	Classrooms	Fair	Interior Wall, Movable Partitions, Fabric 8 to 10' Height	30 LF	18	3890769
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	8	33	3890848
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	5,460 SF	18	3890939
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	1,800 SF	33	3890759
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	8,190 SF	3	3890805
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	2,730 SF	3	3890948
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	2,730 SF	8	3890834
C2030	Restrooms	Good	Flooring, Ceramic Tile	600 SF	33	3890772
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	600 SF	5	3890852
Conveying						
D1010	Site	Fair	Elevator Controls, Automatic, 1 Car [No tag/plate found]	1	13	3949427
D1010		Good	Passenger Elevator, Overhead Traction, 2-5 Floors, Renovate [1]	1	28	3890889
D1010		Fair	Elevator Cab Finishes, Standard [No tag/plate found]	1	8	3949426
Plumbing						
D2010	Nurse office	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	20	3890986
D2010	Restrooms	Good	Toilet, Commercial Water Closet	3	23	3890781
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	3	23	3891000
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	5,460 SF	33	3890875
HVAC						
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CUE1]	1	8	3890768
D3050	Mechanical room	Good	Air Handler, Interior AHU, Easy/Moderate Access [AHA1]	1	17	3890910
D3050	Mechanical room	Good	Air Handler, Interior AHU, Easy/Moderate Access [AHA2]	1	17	3890880
D3050		Fair	Variable Air Volume Unit, VAV Box, 801 to 1300 CFM [No tag/plate found]	3	17	3949494
D3050		Good	HVAC System, Hydronic Piping, 4-Pipe	5,460 SF	32	3949431
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	5,460 SF	23	3890940
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	17	3890761
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	17	3890946
Fire Protection						
D4010	Throughout building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	5,460 SF	18	3890976
Electrical						
D5030	Mechanical room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [No tag/plate found]	1	12	3890901
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,460 SF	33	3890988
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,460 SF	13	3891002
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	10	13	3890775
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	5,460 SF	13	3890938

Component Condition Report | Sierra Madre Middle / A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Mechanical room	Fair	Fire Alarm Panel, Fully Addressable [No tag/plate found]	1	8	3890804
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry Economy	120 LF	13	3890799
E2010	Throughout building	Good	Casework, Countertop, Solid Surface	80 LF	33	3890783
Sitework						
G2060	Building exterior	Fair	Signage, Property, Monument, Replace/Install	1	13	3890879

Component Condition Report | Sierra Madre Middle / B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	6,250 SF	5	3890844
B2020	Building Exterior	Good	Storefront, Glazing & Framing	1,280 SF	23	3890821
B2020	Building Exterior	Good	Window, Steel, 16-25 SF	8	23	3890858
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	4	33	3890977
Roofing						
B3010	Roof	Good	Roofing, Metal	5,760 SF	33	3890909
Interiors						
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	600 SF	18	3890757
C1070	Throughout building	Good	Suspended Ceilings, Fiberglass Paneling	5,160 SF	18	3890926
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	8,640 SF	3	3890902
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	5,760 SF	3	3890969
HVAC						
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	5,760 SF	23	3890971
D3050		Fair	Variable Air Volume Unit, VAV Box, 801 to 1300 CFM [No tag/plate found]	3	17	3949496
Fire Protection						
D4010	Throughout building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	5,760 SF	18	3890763
D4030	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	4	5	3890866
Electrical						
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,840 SF	33	3890923
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,760 SF	13	3890758
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	5,760 SF	13	3890933

Component Condition Report | Sierra Madre Middle / C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	5,100 SF	5	3890803
B2020	Auditorium	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	13	3890755
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	6	33	3890818
B2050	Building Exterior	Fair	Exterior Movable Partitions, Large Divider Wall, Glass	50 LF	23	3890787

Component Condition Report | Sierra Madre Middle / C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	500 SF	17	3890920
B3010	Roof	Good	Roofing, Built-Up	5,700 SF	18	3890937
B3010	Roof	Good	Roofing, Metal	9,950 SF	33	3890784
Interiors						
C1010	Throughout building	Good	Interior Wall, Concrete	100 SF	43	3890845
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	28	33	3890884
C1070	Hallway	Poor	Suspended Ceilings, Acoustical Tile (ACT)	25 SF	1	3890967
C1070	Throughout building	Fair	Suspended Ceilings, Fiberglass Paneling	3,000 SF	18	3890983
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	7	13	3890829
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	800 SF	33	3890798
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	19,140 SF	6	3890826
C2030	Auditorium	Good	Flooring, Wood, Strip	1,000 SF	23	3890894
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	9,160 SF	7	3890964
C2030	Throughout building	Fair	Flooring, Ceramic Tile	3,600 SF	20	3890947
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	9,760 SF	6	3890932
Plumbing						
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	8	23	3890856
D2010	Classrooms	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	23	3890975
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	20	3890795
D2010	Restrooms	Good	Urinal, Standard	2	23	3890854
D2010	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 1-Bowl	2	22	3890972
D2010	Utility closet	Good	Sink/Lavatory, Service Sink, Floor	1	28	3890780
D2010		Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	12,760 SF	32	3949544
D2010	Restrooms	Good	Toilet, Commercial Water Closet	9	23	3890886
D2010	Utility closet	Fair	Water Heater, Gas, Commercial (200 MBH) [No tag/plate found]	1	13	3890873
HVAC						
D3050		Fair	Variable Air Volume Unit, VAV Box, 801 to 1300 CFM [No tag/plate found]	6	17	3949569
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU [MAU-C1]	1	13	3890896
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	12,760 SF	23	3890809
D3050	Roof	Good	Air Handler, Interior AHU, Easy/Moderate Access [AHC1]	1	22	3890832
D3050	Roof	Good	Air Handler, Interior AHU, Easy/Moderate Access [AHC4]	1	22	3890872
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [EFC5]	1	17	3890980
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated [No tag/plate found]	1	13	3890899
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [IVC1]	1	17	3890990
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper [EFC1]	1	17	3890995
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	17	3890840
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated [No tag/plate found]	1	13	3890762
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated [No tag/plate found]	1	13	3890859
Fire Protection						

Component Condition Report | Sierra Madre Middle / C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	12,760 SF	18	3890831
Electrical						
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	12,760 SF	33	3890999
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	12,760 SF	13	3890890
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	12,760 SF	13	3890777
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	8	3890849
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	8	3890843
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [No tag/plate found]	1	8	3890853
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [Inaccessible]	1	7	3890862
E1030	Kitchen	Fair	Foodservice Equipment, Ice maker, Freestanding [No tag/plate found]	1	8	3890944
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	8	3890786
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double [No tag/plate found]	1	6	3890927
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	8	3890945
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	7	3890984
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF [No tag/plate found]	1	8	3890924
E2010	Throughout building	Good	Casework, Countertop, Solid Surface	50 LF	33	3890985
E2010	Throughout building	Fair	Casework, Cabinetry Economy	50 LF	13	3890771

Component Condition Report | Sierra Madre Middle / D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	9,400 SF	3	3890870
B2020	Building Exterior	Good	Storefront, Glazing & Framing	800 SF	23	3891001
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	8	23	3890942
Roofing						
B3010	Roof	Good	Roofing, Built-Up	2,640 SF	18	3890767
B3010	Roof	Good	Roofing, Metal	8,970 SF	33	3890792
Interiors						
C1070	Throughout building	Good	Suspended Ceilings, Fiberglass Paneling	6,800 SF	18	3890941
C1090	Locker room	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	116	13	3890957
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	2,000 SF	33	3890973
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	16,340 SF	3	3890864
C2030	Restrooms	Good	Flooring, Ceramic Tile	850 SF	33	3890914
C2030	Throughout building	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10,040 SF	5	3890816
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	4,090 SF	6	3890996
Plumbing						
D2010	Locker room	Good	Shower, Ceramic Tile	6	23	3890865
D2010	Restrooms	Good	Toilet, Commercial Water Closet	6	23	3890881

Component Condition Report | Sierra Madre Middle / D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	10,890 SF	33	3890913
D2010	Restrooms	Fair	Urinal, Standard	2	23	3890921
D2010	Utility closet	Fair	Water Heater, Gas, Commercial (200 MBH) [No tag/plate found]	1	12	3890968
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	6	23	3890935
D2010	Utility closet	Good	Sink/Lavatory, Service Sink, Floor	1	28	3890822
HVAC						
D3050	Roof	Good	Air Handler, Interior AHU, Easy/Moderate Access [AHD1]	1	22	3890836
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	10,890 SF	23	3890903
D3050		Fair	Variable Air Volume Unit, VAV Box, 801 to 1300 CFM [No tag/plate found]	6	17	3949570
D3050	Roof	Good	Air Handler, Interior AHU, Easy/Moderate Access [AHD2]	1	22	3890812
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [EFD1]	1	17	3890877
Fire Protection						
D4010	Throughout building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	10,890 SF	18	3890960
D4030	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	4	3	3890868
Electrical						
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown [TR-B]	1	22	3890978
D5020	Electrical room	Good	Distribution Panel, 120/208 V [No tag/plate found]	1	22	3890918
D5020	Electrical room	Good	Switchboard, 277/480 V [DBHB]	1	32	3890869
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	10,890 SF	33	3890827
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	10,890 SF	13	3890819
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	10,890 SF	13	3890813
Athletic, Recreational & Playfield Areas						
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	18	3890905
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	18	3890765
G2050	Gymnasium	Good	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	18	3890855
G2050	Gymnasium	Good	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	18	3890808

Component Condition Report | Sierra Madre Middle / E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	22,250 SF	5	3890878
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, up to 15 SF	96	22	3890966
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, up to 15 SF	15	23	3890820
Roofing						
B3010	Roof	Good	Roofing, Metal	12,780 SF	33	3890951
B3010	Roof	Fair	Roofing, Built-Up	3,010 SF	18	3890962
Interiors						
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	12	33	3890898
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	18	33	3890811

Component Condition Report | Sierra Madre Middle / E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	11,360 SF	18	3890876
C1070	Throughout building	Good	Suspended Ceilings, Fiberglass Paneling	11,060 SF	18	3890912
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	34,080 SF	3	3890981
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	22,120 SF	5	3890888
Plumbing						
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	22,720 SF	33	3890850
D2010	Throughout building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	3	23	3890760
HVAC						
D3050		Fair	Variable Air Volume Unit, VAV Box, 801 to 1300 CFM [No tag/plate found]	8	18	3949574
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	22,720 SF	23	3890774
Fire Protection						
D4010	Throughout building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	22,720 SF	18	3890936
D4030	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	16	5	3890908
Electrical						
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	24	3890919
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	22,720 SF	33	3890846
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	16	13	3890823
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	22,720 SF	13	3890895
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	22,720 SF	13	3890893
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry Economy	30 LF	12	3890839
E2010	Throughout building	Good	Casework, Countertop, Solid Surface	30 LF	33	3890955

Component Condition Report | Sierra Madre Middle / F

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	17,250 SF	5	3890794
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, up to 15 SF	32	23	3890900
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	23	3890979
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	16	33	3890992
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	23	3890802
Roofing						
B3010	Roof	Good	Roofing, Metal	10,700 SF	33	3890961
B3010	Roof	Good	Roofing, Built-Up	5,200 SF	18	3890954
Interiors						
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	10	33	3890833
C1070	F123	Poor	Suspended Ceilings, Acoustical Tile (ACT)	40 SF	1	3890863
C1070	Throughout building	Good	Suspended Ceilings, Fiberglass Paneling	10,200 SF	18	3890994
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	10,200 SF	18	3890991

Component Condition Report | Sierra Madre Middle / F

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1090	Roof	Fair	Toilet Partitions, Plastic/Laminate	7	13	3890922
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	800 SF	33	3890770
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	30,600 SF	4	3890883
C2030	Restrooms	Good	Flooring, Ceramic Tile	600 SF	33	3890911
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	10,200 SF	8	3890810
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	9,600 SF	5	3890925
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	600 SF	4	3890934
Conveying						
D1010		Fair	Elevator Cab Finishes, Standard [No tag/plate found]	1	8	3949573
D1010		Fair	Elevator Controls, Automatic, 1 Car [No tag/plate found]	1	13	3949572
D1010	Site	Failed	Passenger Elevator, Overhead Traction, 2-5 Floors, Renovate [2]	1	0	3890793
Plumbing						
D2010	Restrooms	Good	Sink/Lavatory, Service Sink, Wall-Hung	1	28	3890949
D2010	Restrooms	Good	Urinal, Standard	4	23	3890824
D2010	Throughout building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	30	23	3890807
D2010	Classrooms	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	2	23	3890885
D2010	Restrooms	Good	Toilet, Commercial Water Closet	9	23	3890785
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	8	23	3890931
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	20,400 SF	33	3890756
D2010	Utility closet	Good	Sink/Lavatory, Service Sink, Floor	1	28	3890904
HVAC						
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	8	3890825
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	20,400 SF	23	3890959
D3050	Roof	Good	Air Handler, Interior AHU, Easy/Moderate Access [AHB1]	1	22	3890953
D3050	Roof	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHF10]	1	22	3890806
Fire Protection						
D4010	Throughout building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	20,400 SF	18	3890997
D4030	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	12	5	3890943
Electrical						
D5020	Electrical room	Good	Distribution Panel, 277/480 V [DBLA]	1	22	3890958
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	22	3890874
D5020	Electrical room	Good	Distribution Panel, 120/208 V [DBLC]	1	23	3890950
D5020	Electrical room	Fair	Distribution Panel, 120/208 V [DBLA]	1	22	3890789
D5020	Electrical room	Fair	Distribution Panel, 277/480 V [DBHC]	1	22	3890815
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	20,400 SF	32	3890987
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	28	13	3890970
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	20,400 SF	13	3890915
Equipment & Furnishings						
E1040	Science lab	Fair	Laboratory Equipment, Exhaust Hood, Variable Volume 4 LF [No tag/plate found]	1	8	3890998

Component Condition Report | Sierra Madre Middle / F

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Throughout building	Fair	Casework, Cabinetry Economy	480 LF	13	3890930
E2010	Throughout building	Good	Casework, Countertop, Solid Surface	480 LF	33	3890965

Component Condition Report | Sierra Madre Middle / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	63,720 SF	3	3890796
G2020	Site	Good	Parking Lots, Pavement, Concrete	41,250 SF	43	3890963
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	63,720 SF	18	3890776
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	13	3890788
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	13	3890928
G2050	Site	Poor	Sports Apparatus, Player/Dugout Benches, 12' Length	1	1	3890773
G2050	Site	Fair	Sports Apparatus, Player/Dugout Benches, 12' Length	3	8	3890982
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	18	3890851
Sitework						
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	8	13	3890917
G2060	Site	Good	Fences & Gates, Fence, Wrought Iron 6'	540 LF	43	3890764
G2060	Site	Good	Fences & Gates, Fence, Chain Link 4'	40 LF	33	3890817
G2060	Site	Fair	Decorative Fountains, Aerator or Nozzle	1	5	3890871
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	4	13	3890892
G2080	Site	Fair	Irrigation System, Control Panel [No tag/plate found]	2	8	3890860
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	99,310 SF	13	3890838
G2080	Site	Poor	Landscaping, Sod at Eroded Areas, Repair	1,200 SF	0	3890835
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	24	12	3890857
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	12	13	3890867

Appendix F:

Replacement Reserves

Replacement Reserves Report

9/10/2022

Location	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Total Escalated Estimate
Sierra Madre Middle	\$19,856	\$0	\$0	\$0	\$0	\$3,027	\$0	\$0	\$6,478	\$0	\$0	\$0	\$46,537	\$255,451	\$0	\$4,068	\$0	\$680,116	\$50,937	\$0	\$0	\$1,066,470
Sierra Madre Middle / A	\$0	\$0	\$0	\$58,565	\$0	\$1,514	\$0	\$0	\$56,577	\$0	\$0	\$0	\$8,222	\$181,378	\$0	\$2,034	\$0	\$256,689	\$47,851	\$0	\$2,358	\$615,187
Sierra Madre Middle / B	\$0	\$0	\$0	\$66,768	\$0	\$25,163	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$144,949	\$0	\$33,817	\$0	\$35,067	\$158,669	\$0	\$0	\$464,433
Sierra Madre Middle / C	\$0	\$392	\$0	\$0	\$0	\$19,298	\$74,999	\$69,715	\$36,661	\$0	\$0	\$0	\$0	\$236,245	\$0	\$25,935	\$100,792	\$94,590	\$256,450	\$0	\$131,462	\$1,046,539
Sierra Madre Middle / D	\$0	\$0	\$0	\$64,093	\$0	\$151,960	\$10,627	\$0	\$0	\$0	\$0	\$0	\$25,750	\$283,204	\$0	\$204,222	\$14,282	\$74,450	\$349,357	\$0	\$0	\$1,177,944
Sierra Madre Middle / E	\$0	\$0	\$0	\$60,776	\$0	\$299,493	\$0	\$0	\$0	\$0	\$0	\$0	\$8,144	\$305,109	\$0	\$402,494	\$0	\$0	\$600,333	\$0	\$0	\$1,676,349
Sierra Madre Middle / F	\$152,320	\$157	\$0	\$0	\$57,676	\$160,625	\$0	\$0	\$98,407	\$0	\$0	\$0	\$0	\$307,106	\$77,512	\$215,867	\$0	\$0	\$524,793	\$0	\$0	\$1,594,465
Sierra Madre Middle / Site	\$1,303	\$504	\$0	\$34,090	\$0	\$5,045	\$0	\$0	\$55,163	\$0	\$0	\$0	\$148,918	\$310,580	\$0	\$6,780	\$786	\$0	\$571,778	\$0	\$0	\$1,134,947
Grand Total	\$173,479	\$1,053	\$0	\$284,291	\$57,676	\$666,125	\$85,626	\$69,715	\$253,286	\$0	\$0	\$0	\$237,571	\$2,024,023	\$77,512	\$895,217	\$115,859	\$1,140,912	\$2,560,167	\$0	\$133,820	\$8,776,333

Sierra Madre Middle

Uniformat	Code	Location	Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate	
C1070		Auditorium	3890766	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	7	18	3000	SF	\$3.81	\$11,424																			\$11,424			\$11,424	
D1010		Library	3890907	Vertical Lift, Wheelchair, 5' Rise, Renovate		25	25	0	1	EA	\$18,496.00	\$18,496	\$18,496																					\$18,496	
D1010		Auditorium	3890779	Vertical Lift, Wheelchair, 5' Rise, Renovate		25	7	18	1	EA	\$18,496.00	\$18,496																			\$18,496			\$18,496	
D2010		Site	3890790	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace		15	7	8	1	EA	\$1,632.00	\$1,632									\$1,632													\$1,632	
D2010		Site	3890891	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace		15	7	8	1	EA	\$1,632.00	\$1,632									\$1,632													\$1,632	
D3030		Site	3890956	Chiller, Air-Cooled, Replace		25	8	17	1	EA	\$380,800.00	\$380,800																			\$380,800			\$380,800	
D3050		Site	3890887	Pump, Distribution, HVAC Chilled or Condenser Water, Replace		25	8	17	1	EA	\$8,268.80	\$8,269																			\$8,269			\$8,269	
D3050		Site	3890882	Pump, Distribution, HVAC Heating Water, Replace		25	8	17	1	EA	\$7,072.00	\$7,072																			\$7,072			\$7,072	
D3050		Site	3890800	Pump, Distribution, HVAC Chilled or Condenser Water, Replace		25	8	17	1	EA	\$7,072.00	\$7,072																			\$7,072			\$7,072	
D3050		Site	3890952	Pump, Distribution, HVAC Chilled or Condenser Water, Replace		25	8	17	1	EA	\$8,268.80	\$8,269																			\$8,269			\$8,269	
D4030		Throughout building	3890791	Fire Extinguisher, Wet Chemical/CO2, Replace		10	5	5	8	EA	\$326.40	\$2,611						\$2,611										\$2,611						\$5,222	
D5010		Site	3890782	Solar Power, Carport, Solar Cover at Grade, Replace		15	2	13	4	EA	\$41,452.80	\$165,811														\$165,811								\$165,811	
D5030		Site	3890929	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace		40	40	0	500	SF	\$2.72	\$1,360	\$1,360																					\$1,360	
D5030		Site	3890778	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install		20	8	12	1	EA	\$9,574.40	\$9,574													\$9,574									\$9,574	
D5030		Site	3890906	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install		20	8	12	1	EA	\$6,745.60	\$6,746													\$6,746									\$6,746	
D5030		Site	3890797	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install		20	8	12	1	EA	\$9,574.40	\$9,574													\$9,574									\$9,574	
D5030		Site	3890974	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install		20	8	12	1	EA	\$6,745.60	\$6,746													\$6,746									\$6,746	
D5040		Site	3890801	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace		20	7	13	34	EA	\$239.36	\$8,138														\$8,138								\$8,138	
E1030		Kitchen	3890828	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace		15	7	8	1	EA	\$1,849.60	\$1,850									\$1,850													\$1,850	
Totals, Unescalated													\$19,856	\$0	\$0	\$0	\$0	\$2,611	\$0	\$0	\$0	\$5,114	\$0	\$0	\$0	\$32,640	\$173,949	\$0	\$2,611	\$0	\$411,482	\$29,920	\$0	\$0	\$678,183
Totals, Escalated (3.0% inflation, compounded annually)													\$19,856	\$0	\$0	\$0	\$0	\$3,027	\$0	\$0	\$0	\$6,478	\$0	\$0	\$0	\$46,537	\$255,451	\$0	\$4,068	\$0	\$680,116	\$50,937	\$0	\$0	\$1,066,470

Sierra Madre Middle / A

Uniformat	Code	Location	Description	ID	Cost Description	Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
B2010		Building Exterior	3890830	Exterior Walls, any painted surface, Prep & Paint		10		7	3	5500	SF	\$3.26	\$17,952				\$17,952										\$17,952								\$35,904
B3010		Roof	3890837	Roofing, Built-Up, Replace		25		8	17	5460	SF	\$15.23	\$83,167																	\$83,167					\$83,167
C1010		Classrooms	3890769	Interior Wall, Movable Partitions, Fabric 8 to 10' Height, Replace		25		7	18	30	LF	\$31.99	\$960																			\$960			\$960
C1070		Throughout building	3890939	Suspended Ceilings, Acoustical Tile (ACT), Replace		25		7	18	5460	SF	\$3.81	\$20,792																			\$20,792			\$20,792
C2010		Throughout building	3890805	Wall Finishes, any surface, Prep & Paint		10		7	3	8190	SF	\$1.63	\$13,366				\$13,366									\$13,366									\$26,732
C2030		Throughout building	3890834	Flooring, Vinyl Tile (VCT), Replace		15		7	8	2730	SF	\$5.44	\$14,851									\$14,851													\$14,851
C2030		Throughout building	3890948	Flooring, Carpet, Commercial Standard, Replace		10		7	3	2730	SF	\$8.16	\$22,277				\$22,277									\$22,277									\$44,554
C2050		Restrooms	3890852	Ceiling Finishes, any flat surface, Prep & Paint		10		5	5	600	SF	\$2.18	\$1,306						\$1,306										\$1,306						\$2,611
D1010		A	3949426	Elevator Cab Finishes, Standard, Replace		15		7	8	1	EA	\$9,792.00	\$9,792									\$9,792													\$9,792
D1010		A	3949427	Elevator Controls, Automatic, 1 Car, Replace		20		7	13	1	EA	\$5,440.00	\$5,440														\$5,440								\$5,440
D2010		Nurse office	3890986	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30		10	20	1	EA	\$1,305.60	\$1,306																				\$1,306		\$1,306
D3030		Roof	3890768	Split System, Condensing Unit/Heat Pump, Replace		15		7	8	1	EA	\$3,699.20	\$3,699																						\$3,699
D3050		Mechanical room	3890910	Air Handler, Interior AHU, Easy/Moderate Access, Replace		25		8	17	1	EA	\$23,936.00	\$23,936																			\$23,936			\$23,936
D3050		Mechanical room	3890880	Air Handler, Interior AHU, Easy/Moderate Access, Replace		25		8	17	1	EA	\$23,936.00	\$23,936																			\$23,936			\$23,936
D3050		A	3949494	Variable Air Volume Unit, VAV Box, 801 to 1300 CFM, Replace		25		8	17	3	EA	\$7,072.00	\$21,216																			\$21,216			\$21,216
D3060		Roof	3890761	Exhaust Fan, Centrifugal, 12" Damper, Replace		25		8	17	1	EA	\$1,523.20	\$1,523																			\$1,523			\$1,523
D3060		Roof	3890946	Exhaust Fan, Centrifugal, 12" Damper, Replace		25		8	17	1	EA	\$1,523.20	\$1,523																			\$1,523			\$1,523
D4010		Throughout building	3890976	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace		25		7	18	5460	SF	\$1.16	\$6,356																			\$6,356			\$6,356
D5030		Mechanical room	3890901	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install		20		8	12	1	EA	\$5,766.40	\$5,766													\$5,766									\$5,766
D5040		Throughout building	3891002	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20		7	13	5460	SF	\$4.90	\$26,732														\$26,732								\$26,732
D5040		Building exterior	3890775	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace		20		7	13	10	EA	\$272.00	\$2,720														\$2,720								\$2,720

Sierra Madre Middle / D																																				
Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate			
B2010	Building Exterior	3890870		Exterior Walls, any painted surface, Prep & Paint	10	7	3	9400	SF	\$3.26	\$30,682					\$30,682										\$30,682								\$61,363		
B3010	Roof	3890767		Roofing, Built-Up, Replace	25	7	18	2640	SF	\$15.23	\$40,212																				\$40,212			\$40,212		
C1070	Throughout building	3890941		Suspended Ceilings, Fiberglass Paneling, Replace	25	7	18	6800	SF	\$16.32	\$110,976																				\$110,976			\$110,976		
C1090	Locker room	3890957		Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	7	13	116	EA	\$544.00	\$63,104															\$63,104								\$63,104		
C2010	Throughout building	3890864		Wall Finishes, any surface, Prep & Paint	10	7	3	16340	SF	\$1.63	\$26,667					\$26,667										\$26,667								\$53,334		
C2030	Throughout building	3890816		Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	5	5	10040	SF	\$13.06	\$131,082						\$131,082										\$131,082								\$262,164	
C2050	Restrooms	3890996		Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	4090	SF	\$2.18	\$8,900							\$8,900											\$8,900						\$17,800	
D2010	Utility closet	3890968		Water Heater, Gas, Commercial (200 MBH), Replace	20	8	12	1	EA	\$18,060.80	\$18,061															\$18,061									\$18,061	
D3050	D	3949570		Variable Air Volume Unit, VAV Box, 801 to 1300 CFM, Replace	25	8	17	6	EA	\$7,072.00	\$42,432																				\$42,432				\$42,432	
D3060	Roof	3890877		Exhaust Fan, Centrifugal, 16" Damper, Replace	25	8	17	1	EA	\$2,611.20	\$2,611																				\$2,611				\$2,611	
D4010	Throughout building	3890960		Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	7	18	10890	SF	\$1.16	\$12,678																					\$12,678				\$12,678
D4030	Throughout building	3890868		Fire Extinguisher, Wet Chemical/CO2, Replace	10	7	3	4	EA	\$326.40	\$1,306					\$1,306																				\$2,611
D5040	Throughout building	3890819		Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	7	13	10890	SF	\$4.90	\$53,317																\$53,317									\$53,317
D7050	Throughout building	3890813		Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	7	13	10890	SF	\$1.63	\$17,772																\$17,772									\$17,772
G2050	Gymnasium	3890905		Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	7	18	1	EA	\$10,336.00	\$10,336																					\$10,336				\$10,336
G2050	Gymnasium	3890765		Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	7	18	1	EA	\$10,336.00	\$10,336																					\$10,336				\$10,336
G2050	Gymnasium	3890855		Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	7	18	1	EA	\$10,336.00	\$10,336																					\$10,336				\$10,336
G2050	Gymnasium	3890808		Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	7	18	1	EA	\$10,336.00	\$10,336																					\$10,336				\$10,336
Totals, Unescalated												\$0	\$0	\$0	\$58,654	\$0	\$131,082	\$8,900	\$0	\$0	\$0	\$0	\$0	\$18,061	\$192,848	\$0	\$131,082	\$8,900	\$45,043	\$205,210	\$0	\$0	\$799,780			
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$64,093	\$0	\$151,960	\$10,627	\$0	\$0	\$0	\$0	\$0	\$25,750	\$283,204	\$0	\$204,222	\$14,282	\$74,450	\$349,357	\$0	\$0	\$1,177,944			

Sierra Madre Middle / E																																					
Uniformat Code	Location	Description	ID	Cost Description			Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate		
B2010	Building Exterior	3890878	Exterior Walls, any painted surface, Prep & Paint				10	5	5	22250	SF	\$3.26	\$72,624						\$72,624										\$72,624							\$145,248	
B3010	Roof	3890962	Roofing, Built-Up, Replace				25	7	18	3010	SF	\$15.23	\$45,848																			\$45,848				\$45,848	
C1070	Throughout building	3890876	Suspended Ceilings, Acoustical Tile (ACT), Replace				25	7	18	11360	SF	\$3.81	\$43,259																			\$43,259				\$43,259	
C1070	Throughout building	3890912	Suspended Ceilings, Fiberglass Paneling, Replace				25	7	18	11060	SF	\$16.32	\$180,499																			\$180,499				\$180,499	
C2010	Throughout building	3890981	Wall Finishes, any surface, Prep & Paint				10	7	3	34080	SF	\$1.63	\$55,619				\$55,619										\$55,619									\$111,237	
C2030	Throughout building	3890888	Flooring, Carpet, Commercial Standard, Replace				10	5	5	22120	SF	\$8.16	\$180,499						\$180,499									\$180,499									\$360,998
D3050	E	3949574	Variable Air Volume Unit, VAV Box, 801 to 1300 CFM, Replace				25	7	18	8	EA	\$7,072.00	\$56,576																			\$56,576				\$56,576	
D4010	Throughout building	3890936	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace				25	7	18	22720	SF	\$1.16	\$26,450																			\$26,450				\$26,450	
D4030	Throughout building	3890908	Fire Extinguisher, Wet Chemical/CO2, Replace				10	5	5	16	EA	\$326.40	\$5,222						\$5,222									\$5,222									\$10,445
D5040	Building exterior	3890823	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace				20	7	13	16	EA	\$239.36	\$3,830														\$3,830									\$3,830	
D5040	Throughout building	3890895	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace				20	7	13	22720	SF	\$4.90	\$111,237														\$111,237									\$111,237	
D7050	Throughout building	3890893	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install				20	7	13	22720	SF	\$1.63	\$37,079														\$37,079									\$37,079	
E2010	Throughout building	3890839	Casework, Cabinetry Economy, Replace				20	8	12	30	LF	\$190.40	\$5,712													\$5,712										\$5,712	
Totals, Unescalated														\$0	\$0	\$0	\$55,619	\$0	\$258,346	\$0	\$0	\$0	\$0	\$0	\$0	\$5,712	\$207,764	\$0	\$258,346	\$0	\$0	\$352,632	\$0	\$0	\$1,138,418		
Totals, Escalated (3.0% inflation, compounded annually)														\$0	\$0	\$0	\$60,776	\$0	\$299,493	\$0	\$0	\$0	\$0	\$0	\$0	\$8,144	\$305,109	\$0	\$402,494	\$0	\$0	\$600,333	\$0	\$0	\$1,676,349		

Sierra Madre Middle / F																																				
Uniformat Code	Location	Description	ID	Cost Description			Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate	
B2010	Building Exterior	3890794	Exterior Walls, any painted surface, Prep & Paint				10	5	5	17250	SF	\$3.26	\$56,304						\$56,304										\$56,304							\$112,608
B3010	Roof	3890954	Roofing, Built-Up, Replace				25	7	18	5200	SF	\$15.23	\$79,206																			\$79,206				\$79,206
C1070	F123	3890863	Suspended Ceilings, Acoustical Tile (ACT), Replace				25	24	1	40	SF	\$3.81	\$152		\$152																				\$152	
C1070	Throughout building	3890994	Suspended Ceilings, Fiberglass Paneling, Replace				25	7	18	10200	SF	\$16.32	\$166,464																			\$166,464				\$166,464
C1070	Throughout building	3890991	Suspended Ceilings, Acoustical Tile (ACT), Replace				25	7	18	10200	SF	\$3.81	\$38,842																			\$38,842				\$38,842
C1090	Roof	3890922	Toilet Partitions, Plastic/Laminate, Replace				20	7	13	7	EA	\$816.00	\$5,712														\$5,712									\$5,712
C2010	Throughout building	3890883	Wall Finishes, any surface, Prep & Paint				10	6	4	30600	SF	\$1.63	\$49,939					\$49,939										\$49,939								\$99,878
C2030	Throughout building	3890810	Flooring, Vinyl Tile (VCT), Replace				15	7	8	10200	SF	\$5.44	\$55,488									\$55,488														\$55,488
C2030	Throughout building	3890925	Flooring, Carpet, Commercial Standard, Replace				10	5	5	9600	SF	\$8.16	\$78,336						\$78,336											\$78,336						\$156,672
C2050	Restrooms	3890934	Ceiling Finishes, any flat surface, Prep & Paint				10	6	4	600	SF	\$2.18	\$1,306					\$1,306										\$1,306								\$2,611
D1010	Site	3890793	Passenger Elevator, Overhead Traction, 2-5 Floors, Renovate				35	35	0	1	EA	\$152,320.00	\$152,320	\$152,320																						\$152,320
D1010	F	3949573	Elevator Cab Finishes, Standard, Replace				15	7	8	1	EA	\$9,792.00	\$9,792									\$9,792														\$9,792
D1010	F	3949572	Elevator Controls, Automatic, 1 Car, Replace				20	7	13	1	EA	\$5,440.00	\$5,440														\$5,440									\$5,440
D3030	Roof	3890825	Split System, Condensing Unit/Heat Pump, Replace				15	7	8	1	EA	\$3,699.20	\$3,699									\$3,699														\$3,699
D4010	Throughout building	3890997	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace				25	7	18	20400	SF	\$1.16	\$23,749																			\$23,749				\$23,749
D4030	Throughout building	3890943	Fire Extinguisher, Wet Chemical/CO2, Replace				10	5	5	12	EA	\$326.40	\$3,917						\$3,917										\$3,917							\$7,834
D5040	Building exterior	3890970	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace				20	7	13	28	EA	\$239.36	\$6,702														\$6,702									\$6,702
D5040	Throughout building	3890915	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace				20	7	13	20400	SF	\$4.90	\$99,878														\$99,878									\$99,878
E1040	Science lab	3890998	Laboratory Equipment, Exhaust Hood, Variable Volume 4 LF, Replace				15	7	8	1	EA	\$8,704.00	\$8,704									\$8,704														\$8,704

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
E2010	Throughout building	3890930	Casework, Cabinetry Economy, Replace	20	7	13	480	LF	\$190.40	\$91,392														\$91,392								\$91,392
Totals, Unescalated											\$152,320	\$152	\$0	\$0	\$51,245	\$138,557	\$0	\$0	\$77,683	\$0	\$0	\$0	\$0	\$209,124	\$51,245	\$138,557	\$0	\$0	\$308,261	\$0	\$0	\$1,127,144
Totals, Escalated (3.0% inflation, compounded annually)											\$152,320	\$157	\$0	\$0	\$57,676	\$160,625	\$0	\$0	\$98,407	\$0	\$0	\$0	\$0	\$307,106	\$77,512	\$215,867	\$0	\$0	\$524,793	\$0	\$0	\$1,594,465

Sierra Madre Middle / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
G2020	Site	3890796	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	63720	SF	\$0.49	\$31,197				\$31,197					\$31,197					\$31,197					\$31,197			\$124,789
G2020	Site	3890776	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	7	18	63720	SF	\$3.81	\$242,646																			\$242,646			\$242,646
G2050	Site	3890773	Sports Apparatus, Player/Dugout Benches, 12' Length, Replace	15	14	1	1	EA	\$489.60	\$490		\$490														\$490						\$979
G2050	Site	3890982	Sports Apparatus, Player/Dugout Benches, 12' Length, Replace	15	7	8	3	EA	\$489.60	\$1,469								\$1,469														\$1,469
G2050	Site	3890788	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	7	13	1	EA	\$5,440.00	\$5,440														\$5,440								\$5,440
G2050	Site	3890928	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	7	13	1	EA	\$5,440.00	\$5,440														\$5,440								\$5,440
G2050	Site	3890851	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	7	18	6	EA	\$10,336.00	\$62,016																			\$62,016			\$62,016
G2060	Site	3890871	Decorative Fountains, Aerator or Nozzle, Replace	10	5	5	1	EA	\$4,352.00	\$4,352					\$4,352											\$4,352						\$8,704
G2060	Site	3890917	Picnic Table, Metal Powder-Coated, Replace	20	7	13	8	EA	\$761.60	\$6,093														\$6,093								\$6,093
G2060	Site	3890892	Picnic Table, Metal Powder-Coated, Replace	20	7	13	4	EA	\$761.60	\$3,046														\$3,046								\$3,046
G2080	Site	3890860	Irrigation System, Control Panel, Replace	15	7	8	2	EA	\$5,440.00	\$10,880								\$10,880														\$10,880
G2080	Site	3890838	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	7	13	99310	SF	\$1.09	\$108,049														\$108,049								\$108,049
G2080	Site	3890835	Landscaping, Sod at Eroded Areas, Repair	0	0	0	1200	SF	\$1.09	\$1,303	\$1,303																					\$1,303
G4050	Site	3890857	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	8	12	24	EA	\$4,352.00	\$104,448													\$104,448									\$104,448
G4050	Site	3890867	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	7	13	12	EA	\$4,352.00	\$52,224														\$52,224								\$52,224
Totals, Unescalated											\$1,303	\$490	\$0	\$31,197	\$0	\$4,352	\$0	\$0	\$43,546	\$0	\$0	\$0	\$104,448	\$211,490	\$0	\$4,352	\$490	\$0	\$335,859	\$0	\$0	\$737,526
Totals, Escalated (3.0% inflation, compounded annually)											\$1,303	\$504	\$0	\$34,090	\$0	\$5,045	\$0	\$0	\$55,163	\$0	\$0	\$0	\$148,918	\$310,580	\$0	\$6,780	\$786	\$0	\$571,778	\$0	\$0	\$1,134,947

Appendix G:

Equipment Inventory List

D10 Conveying													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3949427	D1010	Elevator Controls	Automatic, 1 Car	No tag/plate found	Sierra Madre Middle / A			No tag/plate found	No tag/plate found	2015	No tag/plate found	
2	3949572	D1010	Elevator Controls	Automatic, 1 Car	No tag/plate found	Sierra Madre Middle / F			No tag/plate found	No tag/plate found	2015	No tag/plate found	
3	3890889	D1010	Passenger Elevator [1]	Overhead Traction, 2-5 Floors	3500 LB	Sierra Madre Middle / A	Site	Otis	01YY02-CNTRL-617822	No tag/plate found	2015	1005408	
4	3890793	D1010	Passenger Elevator [2]	Overhead Traction, 2-5 Floors	3500 LB	Sierra Madre Middle / F	Site	Otis	No tag/plate found	No tag/plate found	2014		
5	3890907	D1010	Vertical Lift [B102]	Wheelchair, 5' Rise		Sierra Madre Middle	Library	Eaton	No tag/plate found	No tag/plate found		1002416	
6	3890779	D1010	Vertical Lift	Wheelchair, 5' Rise	750 LBS	Sierra Madre Middle	Auditorium	Garaventa	No tag/plate found	No tag/plate found	2015	1005387	
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3890968	D2010	Water Heater	Gas, Commercial (200 MBH)	100 GAL	Sierra Madre Middle / D	Utility closet	A. O. Smith	BTH 150 200	1437M000444	2014	1002428	
2	3890873	D2010	Water Heater	Gas, Commercial (200 MBH)	100 GAL	Sierra Madre Middle / C	Utility closet	A. O. Smith	BTH 199 200	1502M001280	2015	1005377	
3	3890916	D2010	Backflow Preventer	Domestic Water	2 IN	Sierra Madre Middle	Site	No tag/plate found	1803	No tag/plate found	2015		
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3890897	D3020	Boiler [B1]	Gas, HVAC	450 MBH	Sierra Madre Middle	Site	Raypak Inc.	382903	1407382903	2014	1005334	
2	3890847	D3020	Boiler [B2]	Gas, HVAC	450 MBH	Sierra Madre Middle	Site	Raypak Inc.	382902	1407382902	2014	1005341	
3	3890842	D3020	Boiler Supplemental Components [BT1]	Expansion Tank	40 GAL	Sierra Madre Middle	Site	No tag/plate found	No tag/plate found	No tag/plate found	2014	1005335	
4	3890861	D3020	Boiler Supplemental Components [ET2]	Expansion Tank	30 GAL	Sierra Madre Middle	Site	No tag/plate found	No tag/plate found	No tag/plate found	2014	1005333	
5	3890956	D3030	Chiller [CH1]	Air-Cooled	300 TON	Sierra Madre Middle	Site	Trane	RTAC3004UZONUAGNH1WX1CDBNN6TN10CN0EXN	U14F09460	2014	1002408	
6	3890768	D3030	Split System [CUE1]	Condensing Unit/Heat Pump 2 TON		Sierra Madre Middle / A	Roof	Mitsubishi Electric	MUY-GE24NA 5003191 T	5003197 T	2015	1005428	
7	3890825	D3030	Split System	Condensing Unit/Heat Pump 2 TON		Sierra Madre Middle / F	Roof	Mitsubishi Electric	MUY-GE24NA 5003191 T	5003191 T	2015	MUY-GE24NA 5003191 T	
8	3890887	D3050	Pump [CHEP-2]	Distribution, HVAC Chilled or Condenser Water	15 HP	Sierra Madre Middle	Site	Bell & Gossett	6207-2Z-JIC3	C189620-01641	2014	1002431	
9	3890952	D3050	Pump [CHWP-1]	Distribution, HVAC Chilled or Condenser Water	15 HP	Sierra Madre Middle	Site	Bell & Gossett	6207-2Z-JIC3	C189620-02041	2014	1002418	
10	3890800	D3050	Pump [HHWP-1]	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Sierra Madre Middle	Site	Bell & Gossett	6206-2ZJC3	0169621-01C41	2014	1002415	
11	3890882	D3050	Pump [HHWP-2]	Distribution, HVAC Heating Water	7.5 HP	Sierra Madre Middle	Site	Bell & Gossett	6206-2ZJC3	C189621-02041	2014	1005352	
12	3890910	D3050	Air Handler [AHA1]	Interior AHU, Easy/Moderate Access	3000 CFM	Sierra Madre Middle / A	Mechanical room	Trane	174Z9907	917502Y184	2014	1005398	
13	3890880	D3050	Air Handler [AHA2]	Interior AHU, Easy/Moderate Access	3000 CFM	Sierra Madre Middle / A	Mechanical room	Trane	LPCAD10F1L0ELD00000100FAHA000000066000	K14D28707	2014	1005401	
14	3890953	D3050	Air Handler [AHB1]	Interior AHU, Easy/Moderate Access	6000 CFM	Sierra Madre Middle / F	Roof	Trane	CSAA021UBK00	K14E39549	2014	1005427	
15	3890832	D3050	Air Handler [AHC1]	Interior AHU, Easy/Moderate Access	4000 CFM	Sierra Madre Middle / C	Roof	Trane	CSAA006UBK00	K14E39597	2014	1005329	
16	3890872	D3050	Air Handler [AHC4]	Interior AHU, Easy/Moderate Access	4000 CFM	Sierra Madre Middle / C	Roof	Trane	CSAA025UBK00	K14E39562	2014	1005308	
17	3890836	D3050	Air Handler [AHD1]	Interior AHU, Easy/Moderate Access	6000 CFM	Sierra Madre Middle / D	Roof	Trane	CSAA030UBK00	K14E39575	2014	1002452	
18	3890812	D3050	Air Handler [AHD2]	Interior AHU, Easy/Moderate Access	5000 CFM	Sierra Madre Middle / D	Roof	Trane	CSAA008UBK00	K14E39588	2014	1005331	
19	3890806	D3050	Air Handler [AHF10]	Interior AHU, Easy/Moderate Access	6000 CFM	Sierra Madre Middle / F	Roof	Trane	CSAA014UBK00	K14E40463	2014	1005429	
20	3890896	D3050	Make-Up Air Unit [MAU-C1]	MUA or MAU	2000 CFM	Sierra Madre Middle / C	Roof	Greenheck	HSX-110-H12-HZ	13767712	2015	1005306	
21	3949569	D3050	Variable Air Volume Unit	VAV Box, 801 to 1300 CFM	No tag/plate found	Sierra Madre Middle / C			No tag/plate found	No tag/plate found	2015	No tag/plate found	6
22	3949494	D3050	Variable Air Volume Unit	VAV Box, 801 to 1300 CFM	No tag/plate found	Sierra Madre Middle / A			No tag/plate found	No tag/plate found	2015	No tag/plate found	3
23	3949574	D3050	Variable Air Volume Unit	VAV Box, 801 to 1300 CFM	No tag/plate found	Sierra Madre Middle / E			No tag/plate found	No tag/plate found	2015	No tag/plate found	8

24	3949570	D3050	Variable Air Volume Unit	VAV Box, 801 to 1300 CFM	No tag/plate found	Sierra Madre Middle / D			No tag/plate found	No tag/plate found	2015	No tag/plate found	6
25	3949496	D3050	Variable Air Volume Unit	VAV Box, 801 to 1300 CFM	No tag/plate found	Sierra Madre Middle / B			No tag/plate found	No tag/plate found	2015	No tag/plate found	3
26	3890995	D3060	Exhaust Fan [EFC1]	Centrifugal, 12" Damper	1000 CFM	Sierra Madre Middle / C	Roof	Cook	120	4333 34347-01/30007)	2014	1005328	
27	3890980	D3060	Exhaust Fan [EFC5]	Centrifugal, 16" Damper	1500 CFM	Sierra Madre Middle / C	Roof	Trane	195VCR 195V33	138SF34347-1/0001901	2014	1005307	
28	3890877	D3060	Exhaust Fan [EFD1]	Centrifugal, 16" Damper	1500 CFM	Sierra Madre Middle / D	Roof	Cook	210 ACE 210073	133SF31347-01/0003101	2014	1005323	
29	3890990	D3060	Exhaust Fan [IVC1]	Centrifugal, 12" Damper	1000 CFM	Sierra Madre Middle / C	Roof	Cook	120 PR 12 PR	1335F 343 17-01/00054) L	2014	1005327	
30	3890840	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Sierra Madre Middle / C	Roof	Cook	120 PR 12PR	1336E34347-01/0005102	2014	1005330	
31	3890761	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Sierra Madre Middle / A	Roof	Cook	0140 3002 TRE	138SF34347-01/0006201	2014	1005384	
32	3890946	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Sierra Madre Middle / A	Roof	Cook	01403002 TRE	138SF34347-01/0004301	2014	1005426	
33	3890899	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Sierra Madre Middle / C	Kitchen	Berner International Corp.	Inaccessible	Inaccessible	2015	1005325	
34	3890762	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Sierra Madre Middle / C	Kitchen	Berner International Corp.	Inaccessible	Inaccessible	2015		
35	3890859	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Sierra Madre Middle / C	Kitchen	Berner International Corp.	Inaccessible	Inaccessible	2015	1005386	
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3890791	D4030	Fire Extinguisher	Wet Chemical/CO2		Sierra Madre Middle	Throughout building						8
2	3890943	D4030	Fire Extinguisher	Wet Chemical/CO2		Sierra Madre Middle / F	Throughout building				2015		12
3	3890908	D4030	Fire Extinguisher	Wet Chemical/CO2		Sierra Madre Middle / E	Throughout building				2015		16
4	3890866	D4030	Fire Extinguisher	Wet Chemical/CO2		Sierra Madre Middle / B	Throughout building				2015		4
5	3890868	D4030	Fire Extinguisher	Wet Chemical/CO2		Sierra Madre Middle / D	Throughout building				2015		4
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3890874	D5020	Secondary Transformer	Dry, Stepdown	150 KVA	Sierra Madre Middle / F	Electrical room	Eaton	No tag/plate found	J14K00760A	2014	1005424	
2	3890919	D5020	Secondary Transformer	Dry, Stepdown	150 KVA	Sierra Madre Middle / E	Electrical room	Eaton	H49DC006TR	J16H71044	2016	1005397	
3	3890978	D5020	Secondary Transformer [TR-B]	Dry, Stepdown	112.5 KVA	Sierra Madre Middle / D	Electrical room	Eaton	H48M28B12CUEETR	J14K51420A	2014	1005317	
4	3890869	D5020	Switchboard [DBHB]	277/480 V	1200 AMP	Sierra Madre Middle / D	Electrical room	Eaton	6572C65G09	No tag/plate found	2014	1005313	
5	3890815	D5020	Distribution Panel [DBHC]	277/480 V	400 AMP	Sierra Madre Middle / F	Electrical room	Eaton	Inaccessible	Inaccessible	2014	1005434	
6	3890789	D5020	Distribution Panel [DBLA]	120/208 V	400 AMP	Sierra Madre Middle / F	Electrical room	Eaton	YS2072	No tag/plate found	2014	1005422	
7	3890958	D5020	Distribution Panel [DBLA]	277/480 V	400 AMP	Sierra Madre Middle / F	Electrical room	Eaton	YS2090	No tag/plate found	2014	1005396	
8	3890950	D5020	Distribution Panel [DBLC]	120/208 V	400 AMP	Sierra Madre Middle / F	Electrical room	Eaton	Inaccessible	Inaccessible	2015	1005433	
9	3890918	D5020	Distribution Panel	120/208 V	400 AMP	Sierra Madre Middle / D	Electrical room	Eaton	1C96652G07	No tag/plate found	2014	1002414	
10	3890778	D5030	Variable Frequency Drive	VFD, by HP of Motor	10 HP	Sierra Madre Middle	Site	ABB	No tag/plate found	2151300354	2014	1005360	
11	3890906	D5030	Variable Frequency Drive	VFD, by HP of Motor	10 HP	Sierra Madre Middle	Site	ABB	No tag/plate found	2151300176	2014	1005353	
12	3890901	D5030	Variable Frequency Drive	VFD, by HP of Motor	5 HP	Sierra Madre Middle / A	Mechanical room	Trane	TR200	No tag/plate found	2014	1005326	
13	3890797	D5030	Variable Frequency Drive	VFD, by HP of Motor	10 HP	Sierra Madre Middle	Site	ABB	No tag/plate found	2151300378	2014	1005146	
14	3890974	D5030	Variable Frequency Drive	VFD, by HP of Motor	10 HP	Sierra Madre Middle	Site	ABB	No tag/plate found	2144404349	2014	1002430	
15	3890823	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	100 W	Sierra Madre Middle / E	Building exterior				2015		16
16	3890970	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	100 W	Sierra Madre Middle / F	Building exterior				2015		28
17	3890775	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Sierra Madre Middle / A	Building exterior				2015		10

